

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 371

Case No. 81-19P

April 8, 1982

At its public meeting on April 8, 1982, the District of Columbia Zoning Commission authorized the scheduling of a public hearing for the following:

Application of the Tregaron Corporation for preliminary review and approval of a Planned Unit Development and change of zoning from R-1-A to R-1-B for lot 838 in Square 2084, located at 3029 Klinge Road, N.W. The subject site comprises approximately 14.6 acres of unimproved land. The applicant proposes to construct 120 single-family dwellings in a clustered configuration on the site. The dwellings will have a height of no more than forty feet, the proposed floor area ratio for the project is 0.396, the proposed lot occupancy for the project is 13.12 percent, and there are 292 parking spaces proposed.

At the same public meeting, the Zoning Commission considered a motion from the Friends of Tregaron to not schedule a public hearing on the case. The motion, dated January 27, 1982, identified four reasons for the request to deny a hearing which included:

1. Consideration of the application would be premature because the applicant has not yet obtained approval for a subdivision of an historic landmark.
2. Consideration of the application would be premature, untimely and unwise unless and until the Washington International School, the owner of the remaining portion of the Tregaron Estate, becomes an applicant as part of the PUD.
3. The application is inconsistent with the provisions of a legally binding contract between the applicant and the National Capital Planning Commission concerning the terms of a scenic easement on the property.

4. The application fails to address certain fundamental environmental and engineering problems peculiar to the site.

The Commission determined that the application was for the first stage of a two-stage PUD, and that there was adequate opportunity during the PUD process to resolve the question raised by the historic preservation process. The Commission further determined that it would not be appropriate and would be contrary to its statutory responsibility to deny a hearing because other governmental processes had not been completed. The Commission determined that the application could be judged on its own merits, and that if some element of the Commission's approval, if granted, required the applicant to deal with the Washington International School, that burden would rest with the applicant. The Commission noted that the NCPC has transmitted to the Zoning Commission a statement identifying those issues related to the Federal Interest. The Commission determined that the application could best be judged against those issues in the public hearing process. The environmental and engineering problems are also matters of substance best resolved in the public hearing process.

It is therefore hereby ordered that Case No. 81-19P be set for public hearing.



STEVEN E. SHER
Executive Director
Zoning Secretariat

A formal "Notice of Public Hearing" is forthcoming.